

Michael Parkes

COMMERCIAL

London & South East
Commercial Property Specialists

01634 294994

TO LET

Serviced Office with Parking
204 Sq.ft.

Suite 4A The Oast, 62 Bell Road, Sittingbourne, Kent, ME10 4HE



LOCATION.

The Oast is a very attractive and prominent building on the western side of Bell Road just over half a mile south from the town centre. This is predominantly residential area and opposite in Northwood Drive is a parade of shops including a Co-op neighbourhood convenience store and a newsagents/ confectioners.

From Sittingbourne, the A249 leads to J5 M2 providing access to London, Dover, the Channel Ports and Maidstone.



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CHARTERED SURVEYORS



LOCATION PLAN

DESCRIPTION.

The Oast is let to a number of office occupiers and on the first and second floors, part is divided into serviced office suites of varying sizes. Each office suite has heating, power points and wi-fi.

There are shared kitchens with fridge and microwave, WC's and a number of Meeting and Board Rooms which are available to book at no extra charge.

Externally there is parking both off and on street.

SERVICES.

There is mains electricity, gas, water, drainage and IT connectivity to the building.

The office suites each have electricity, heating and IT connections or Wi-Fi.

RENT:

£7,200 per annum

BUSINESS RATES.

Included in the rent.

TERMS.

Flexible terms are offered based on a deposit equal to one month's rent plus monthly in advance. One months notice each way.

ID of applicant required plus Certificate of Incorporation if a company.

'RENT'/LICENCE FEE.

Includes: Business Rates, electricity, heating, water, office cleaning Wi-Fi and the Service Charge for repairs and decorations to the external and internal common parts.

Not included are your telephone charges and contents insurance.

No VAT payable.

LEGAL COSTS.

No charge

VIEWING.


Strictly by appointment with Agents Michael Parkes Surveyors Ltd.

Tel: 01634 294994

Email: info@michaelparkes.co.uk

Web: www.michaelparkes.co.uk

Contact: Emma Catterall

Energy Performance Certificate 

Non-Domestic Building


Oast Business Centre (Suite 1) Ltd
62 Bell Road
SITTINGBOURNE
ME10 4HE

Certificate Reference Number:
9186-3022-0150-0800-7821

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

115 This is how energy efficient the building is.

Less energy efficient

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 130
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 71.02

Benchmarks

Buildings similar to this one could have ratings as follows:
32 If newly built
94 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Administrative Information

This is an Energy Performance Certificate as defined in SI 2007/591 as amended.

Assessment Software: (3)EPC v10.0 using calculation engine: BREEM v5.2.0.2

Property Reference: 1618000000

Assessor Name: Malcolm Clarke

Assessor Number: N/E7005130

Accreditation Scheme: National Energy Services

Employer/Trading Name: Assured EPC

Employer/Trading Address: 16 Milnes Wharf, Maidstone ME15 5YW

Issue Date: 24 Feb 2016

Valid Until: 23 Feb 2026 (unless superseded by a later certificate)

Related Party Disclosure: Not related to the owner.

Recommendations for improving the property are contained in Report Reference Number: 8710-0845-8198-4222-4082

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Department's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.

Opportunity to benefit from a Green Deal on this property

The Green Deal can help you cut your energy bills by making energy efficiency improvements at no upfront costs. Use the Green Deal to find trusted advisers who will come to your property, recommend measures that are right for you and help you access a range of accredited installers. Responsibility for payments stays with the property - whoever pays the energy bills benefits so they are responsible for the payments.

To find out how you could use Green Deal finance to improve your property please call 0300 123 1234.

Updated June 2016

MICHAEL PARKES CHARTERED SURVEYORS for themselves and for vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them;
- (iii) no person in the employment of Michael Parkes Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property;
- (iv) all prices and rents are quoted exclusive of Value Added Tax. Any prospective tenants/purchasers should satisfy themselves by enquiry as to whether VAT is chargeable on particular properties.
- (v) Parties intending to enter into leases should seek early advice from property professionals or lawyers.

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